

Zoning District Change for Planned Development

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Tonti Properties

Signature: _____

Mailing Address: 4949 Westgrove Drive Suite #: 100

City: Dallas State: TX Zip Code 75248

Telephone () 972-764-0877 Fax () _____

Email: david@tontiproperties.com

OWNER: Cheek-Sparger Properties LLP

Signature: 

Mailing Address: 3912 Hillwood Way Suite #: _____

City: Bedford State: TX Zip Code 76021

Telephone () 214-893-4725 Fax () 817-281-0299

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section _____

☒ Amend the OFFICIAL ZONING MAP by changing +/- 33 acres of land currently zoned TX-121
to be zoned Planned Development

In what ways have conditions changed substantially since the current zoning was set for this property?

No substantial changes.

How would the proposed amendment promote the public welfare and encourage orderly city development?

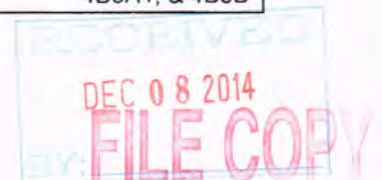
Promote creation of a mixed use development consisting of major retail, restaurants, and residential uses.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2121 State Hwy 121 and 3601 Cheek Sparger Road

LEGAL DESCRIPTION: Subdivision Name _____
Block(s) and Lot(s) _____

Survey Name(s): Jesse Doss Survey, Bbb & C Ry Survey Abstract No(s): 441,204 Tract(s) 3A,4B2B
4B5A1, & 4B5B



PART 4. PRESENT USE OF PROPERTY (Circle One)

VACANT LAND

VACANT BUILDING

SINGLE FAMILY DWELLING

COMMERCIAL

MULTI-FAMILY DWELLINGS

INDUSTRIAL

OTHER: _____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent _____ Date _____

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$15800	Alicia B.	12/8/2014	14-04-AJ	14-2000004



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Signature: _____

Mailing Address: 4949 Westgrove Drive Suite #: 100

City: Dallas State: TX Zip Code 75248

Telephone () 972-764-0877 Fax () _____

Email: david@tontiproperties.com

OWNER: Charles A. and Mary L. Hoel

Signature: Charles & Mary Hoel

Mailing Address: 2150 Woodpark Lane Suite #: _____

City: Euless State: TX Zip Code 76039

Telephone () _____ Fax () _____

☐ Amend ZONING REGULATIONS contained in section _____

☒ Amend the OFFICIAL ZONING MAP by changing +/-33 acres of land currently zoned TX-121
to be zoned Planned Development

In what ways have conditions changed substantially since the current zoning was set for this property?
No substantial changes.

How would the proposed amendment promote the public welfare and encourage orderly city development?
Promote creation of a mixed use development consisting of major retail, restaurants, and residential uses.

Street Address of Property (if available): 2150 Heritage Avenue

LEGAL DESCRIPTION: Subdivision Name _____
Block(s) and Lot(s) _____

Survey Name(s): Jesse Doss Survey Abstract No(s): 441 Tract(s) 3B

DEC 08 2014

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<u>VACANT LAND</u>	VACANT BUILDING	<u>SINGLE FAMILY DWELLING</u>	COMMERCIAL
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: _____	
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Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$5800	Alicia	12/8/2014	14-04-PS	14-200004



Site Plan Process

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

NEC of Cheek Sparger Rd. & Heritage Ave.

Current Legal Description (abstract and tract number or subdivision, lot, and block):

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

USE/CONDITIONS/PARKING:

Proposed Use: Planned Development SIC Code: _____

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

PROPOSED BUILDING STATISTICS:

Lot Area _____

Lot Width at Building Line for each Street Frontage _____

Proposed Building Setbacks:

Front: _____ Rear: _____ Side (left): _____ Side (right): _____

Gross Building Floor Area _____

Height in Feet to Highest Point _____

Number of Floors _____

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation: Brick _____ % / Stucco _____ % / Other _____ %

Left Side Elevation: Brick _____ % / Stucco _____ % / Other _____ %

Right Side Elevation: Brick _____ % / Stucco _____ % / Other _____ %

Rear Elevation: Brick _____ % / Stucco _____ % / Other _____ %

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language